

# DAMAGE ASSESSMENT FORM

Building Name PALM LODGE

Address 17390 SW 296 STREET

City (or Vicinity) and County DADE COUNTY, MIAMI, FL

Owner John Oden & MaryAnne Biggar 248-0340

Date of Construction Ca. 1912 Folio No. 30-7907-000-0110

## Primary Use

- |                                                             |                                               |                                          |                                 |
|-------------------------------------------------------------|-----------------------------------------------|------------------------------------------|---------------------------------|
| <input checked="" type="checkbox"/> Residential (1-2 units) | <input type="checkbox"/> Residential 3+ units | <input type="checkbox"/> Office Building | <input type="checkbox"/> School |
| <input type="checkbox"/> Commercial                         | <input type="checkbox"/> Mixed                | <input type="checkbox"/> Church          | <input type="checkbox"/> Lodge  |
| <input type="checkbox"/> Industrial/Warehouse               | <input type="checkbox"/> Hotel/Motel          | <input type="checkbox"/> Bank            | <input type="checkbox"/> Other  |

## Description

- |                                            |                                |                         |
|--------------------------------------------|--------------------------------|-------------------------|
| <input type="checkbox"/> Freestanding      | <input type="checkbox"/> Row   | No. of Stories <u>2</u> |
| <input type="checkbox"/> Basement          | <input type="checkbox"/> Attic | No. Chimney(s) <u>1</u> |
| <input type="checkbox"/> Electrical System |                                |                         |

## Construction Type

- |                                                |                                             |                                                |                                   |
|------------------------------------------------|---------------------------------------------|------------------------------------------------|-----------------------------------|
| <input type="checkbox"/> Masonry Bearing Wall  | <input type="checkbox"/> Veneer/Steel Frame | <input checked="" type="checkbox"/> Wood Frame | <input type="checkbox"/> Concrete |
| <input type="checkbox"/> Veneer/Concrete Frame | <input type="checkbox"/> Concrete Unit      | <input type="checkbox"/> Other                 |                                   |

## Surface Covering

- |                                 |                                                             |                                |
|---------------------------------|-------------------------------------------------------------|--------------------------------|
| <input type="checkbox"/> Stucco | <input checked="" type="checkbox"/> Wood Siding (lap/other) | <input type="checkbox"/> Stone |
| <input type="checkbox"/> Other  | <input type="checkbox"/> Roof                               |                                |

## Foundation

- ☐ Concrete Slab ☒ Block ☐ Limestone Rubble ☐ Other ☐ Unknown

## Geological Natural of Site

- ☐ Bedrock ☒ Soil/Sand ☐ Fill ☐ Other ☐ Unknown

## Historical Designation

- ☐ National Register ☐ Local ☐ Local District ☐ State  
☐ Dade County Historic Survey (Rating) ☐ None ☐ Unknown

## Failing Hazards

	Hazards	No Apparent Hazard	Unknown	Comments
Chimney(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FELT IN THE ROOF
Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SOME DAMAGE 2ND FLOOR
Roof Structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Trees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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# Palm Lodge

## Failing Hazards (Con't)

	Hazards	No Apparent Hazard	Unknown	Comments
Parapet/Cornice	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>eaves/cornices</u>
Ornamentation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>none</u>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## Fire Hazards

☒ Electrical should be inspected. ☐ Debris ☐ Gas

## Damage Observations

Rating Scale  
 None (0%) 0  
 Slight (1-10%) 1  
 Moderate (11-40%) 2-3-4  
 Severe (41-60%) 5  
 Total (over 60%) 6  
 Not Observed: NO  
 Not Applicable: NA

	%	Comments
Exterior Walls	<u>1</u>	
Frame (General Condition)	<u>20</u>	
Frame Members	<u>20</u>	<u>&amp; 2nd Floor damage from chimney</u>
Frame Connections	<u>10</u>	<u>falling through roof</u>
Roof Framing	<u>20</u>	<u>caves, rafters in 20%</u>
Roof Covering	<u>20</u>	<u>new tile in some places</u>
Foundation	<u>0</u>	
Chimney(s)	<u>50</u>	<u>Fell into House</u>
Doors	<u>10</u>	<u>mostly broken glass</u>
Windows and Shutters	<u>10</u>	
Porch	<u>0</u>	
Downspouts and Gutters	<u>NA</u>	
Interior Bearing/Shear Walls	<u>0</u>	
Partitions (Nonbearing)	<u>1</u>	<u>water damage</u>
Floor(s)	<u>1</u>	
Stair(s)	<u>0</u>	
Glass	<u>20</u>	
Mechanical Equipment	<u>NA</u>	
Electrical Equipment	<u>NA</u>	
Garden and Trees	<u>50</u>	
Fences and Garden Walls	<u>40</u>	
Walkways and Sidewalks	<u>20</u>	
Other: _____		
Total Damage	<u>20</u>	

### Overall Structural Assessment

- ☐ No Damage or Easily Repairable  
☒ Damage Repairable  
☐ Damage Will Require Massive Repair/Reconstruction

Recommendations for Further Inspection ELECTRICAL, STRUCTURAL (ROOF)

Recommendations for Immediate Actions MOST NECESSARY ACTION HAS BEEN TAKEN - ROOF NEEDS TO BE SEALED OFF

Recommendations for Future Repair Work ROOF, CEILINGS ON EAST SIDE OF HOUSE, ELECTRICAL, SOME WALL PANELS NEED REPLACING

Recommendations for Immediate Stabilization ACTION HAS BEEN TAKEN

### Salvageable Materials

- ☐ Wood siding (lap, other)      ☐ Structural members (Dade County Pine)  
☐ Fixtures/hardware      ☐ Other \_\_\_\_\_

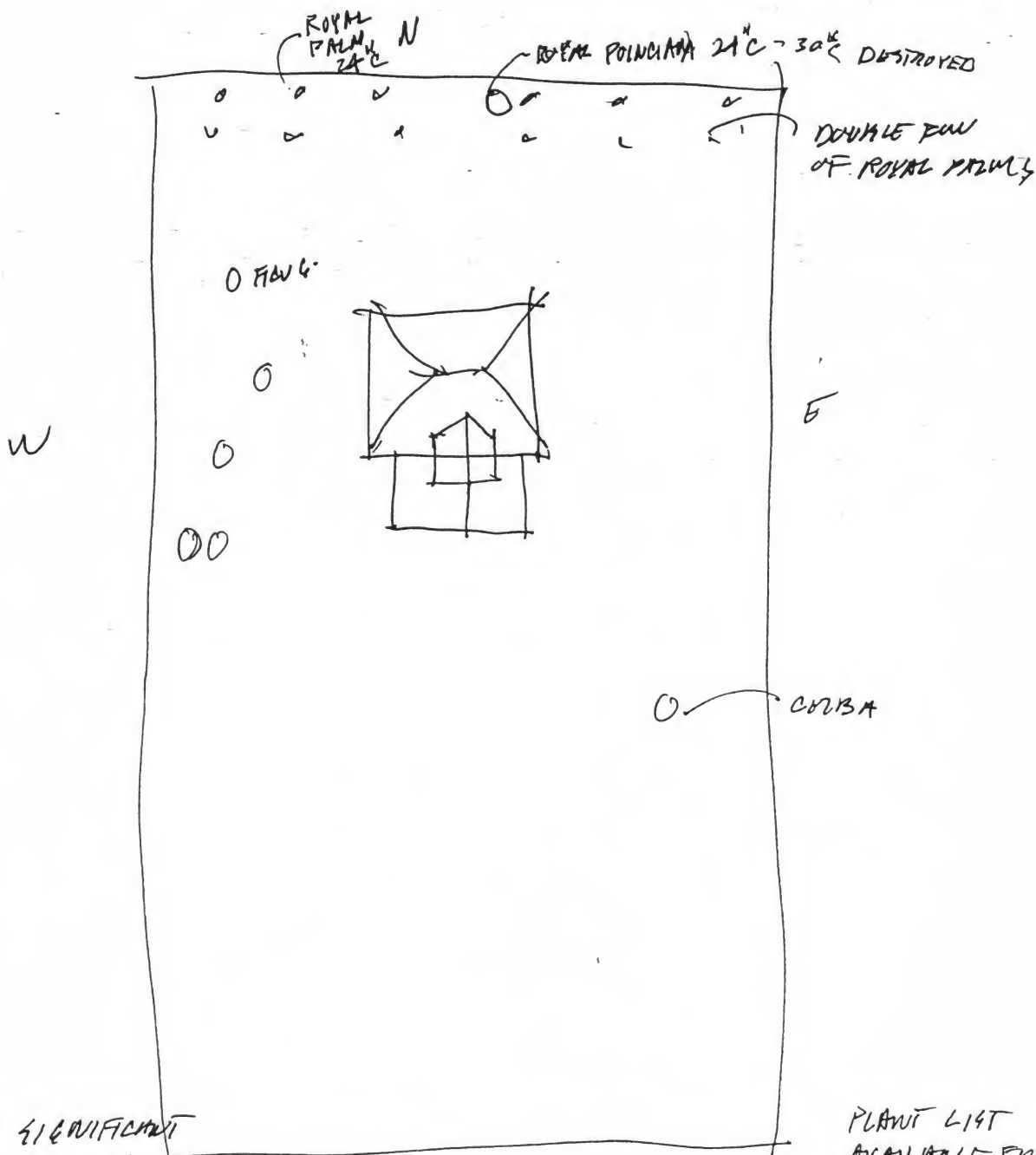
OWNER IS WORRIED THEY WON'T BE ABLE TO AFFORD TO REPLACE THE TIN SHINGLES



# Landscape Assessment

## Site Sketch:

(Significant landscape features, large old trees, (standing/down) walls, paths, groves (type)).



## Comments:

LANDSCAPE IS SIGNIFICANT IN THE NUMBER AND VARIETY OF EXOTIC SPECIES. PLANT MATERIAL WAS UNDER THE DIRECTION OF FAIRGHAIR.

PLANT LIST AVAILABLE FROM OWNER. ITS STORY FROM OWNER AND PEOPLE WHO HAVE TOUCHED THE PROPERTY.

Inspector(s) R. CED Agency/Team \_\_\_\_\_ Date 9.9.92  
Photographs or Video (Roll and Numbers) \_\_\_\_\_

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